

**BOARD OF ADA COUNTY
MINUTES OF THE DEVELOPMENT SERVICES MEETING
WEDNESDAY, JANUARY 22, 2014
1:30 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Commissioners' Conference Room of the Ada County Courthouse Complex to act on the following items. Staff members present: Megan Leatherman, Brent Moore and Brent Danielson, Development Services; and Larry Maneely, Commissioners' Office. Minutes Recorder: Judy Morris.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner David L. Case called the meeting to order at 1:30 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners David L. Case, Jim Tibbs and Rick Yzaguirre were present.

III. UNFINISHED BUSINESS:

- **201300966: ZC-DA-S-PUD: KM ENGINEERING, LLP:** A zoning ordinance map amendment to rezone approximately 29.41 acres from the RUT District and RSW District to the R8 District with a development agreement. Also, a 125 lot subdivision as part of a Planned Unit Development (PUD) consisting of 117 residential lots and eight (8) common lots. The property is located at 3581 S. Cloverdale Road and 4580 E. Bott Lane, Section 28, T. 3N., R. 1E. *(Tabled from 11/19/13 for Finalization of the Development Agreement)*

M. Leatherman stated this was a follow up meeting to finalize documents tabled from a previous public hearing. She also advised the Board that her Staff meeting was combined with this meeting.

ACTION: R. YZAGUIRRE MOVED TO REMOVE 201300966: ZC-DA-S-PUD: KM ENGINEERING, LLP FROM THE TABLE FOR CONSIDERATION. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

B. Danielson advised the Board that Applicant submitted a request to table the finalization of the Development Agreement to the February 25, 2014, meeting. He explained that Applicant was closing on the property within the next 30 days.

ACTION: R. YZAGUIRRE MOVED TO TABLE 201300966: ZC-DA-S-PUD: KM ENGINEERING, LLP TO FEBRUARY 25, 2014. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

IV. NEW BUSINESS:

- **201100895-S, HIDDEN SPRINGS SUBDIVISION – 9th ADDITION:** A final plat to include six (6) residential lots. The property contains 363.44 acres and is located on N. Cartwright Road, approximately one (1) mile north of W. Dry Creek Road in Sections 28, 29, 32 and 33 of T. 5N, R. 2E.

B. Danielson advised the Board that the final plat is ready for execution.

ACTION: R. YZAGUIRRE MOVED TO APPROVE THE FINAL PLAT FOR 201100895-S, HIDDEN SPRINGS SUBDIVISION – 9th ADDITION; AND AUTHORIZE THE CHAIRMAN TO SIGN AND STAMP THE PLAT. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

V. DEPARTMENT UPDATE:**1. Business Plan**

M. Leatherman advised the Board that the draft business plan was reviewed by her department and is currently be updated to incorporate some of the comments and suggestions. She stated she would bring the final version to the Board for approval.

2. Helmick's Request to Graze Cattle on Ada County Land

M. Leatherman stated that her department was contacted to see if the County was interested in leasing 160 acres of property for grazing. She provided the Board information regarding the location and history of the property and surrounding area.

3. ACHD Agreement

M. Leatherman said that the ACHD impact fee agreement was on this evening's ACHD Consent Agenda for approval. She advised that the final would be brought before the Board for their approval.

4. Echanove Ranch

M. Leatherman stated this is still on her priority list, however, she did not have anything to report at this time.

5. Code Enforcement

M. Leatherman reminded the Board that a meeting was scheduled for January 23rd to meet Mike Rowe and to get an update of working cases.

6. Meridian-Kuna AOCI

M. Leatherman said her department is waiting on Meridian and Kuna to submit applications to make adjustments to their areas of impact. D. Case stated that Tammy De Weerd was in the process of contacting the citizens at Bittercreek, pursuant to the subdivision's agreement with Meridian.

7. Boise Comp Plan

M. Leatherman advised the Board that her department is working with the city of Boise to update the Boise Blueprint Plan. The city has requested the County consider collecting impact fees for police and fire. She said the city of Meridian was also inquiring about the same. D. Case stated he also had a discussion with the city of Meridian regarding collecting impact fees in the urban areas. The Board discussed the pros and cons of collecting the fees on behalf of the cities.

8. Public Records Request

M. Leatherman discussed her department's public record request policy.

9. New Employees

M. Leatherman reviewed her department's organizational chart.

10. Business Activity

M. Leatherman reviewed Development Service's current business activity and revenues.

IV. **IN THE MATTER OF RECESS:**

There being no further business to come before the Board at this time, the meeting was recessed at 2:02 p.m.

David L. Case, Chairman

ATTEST:

Christopher D. Rich, Ada County Clerk